178.0	0005	0006.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	652,200 / 652,200
					USE VALUE:	652,200 / 652,200
					ASSESSED:	652,200 / 652,200

PROPERTY LOCATION

No	Alt No	Direction/Street/City
75		VALENTINE RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	TIGHE JOHN F /TRUSTEE
Owner 2:	TIGHE FAMILY 2017 IRREVOCABLE
Owner 3:	TRUST
Street 1:	75 VALENTINE RD
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	TIGHE JOSEPH E & CATHERINE -
Owner 2:	-
Street 1:	75 VALENTINE RD
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains .104 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1927, having primarily Wood Shingle Exterior and 2120 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 8 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	4514.000	259,400	4,000	388,800	652,200
Total Card	0.104	259,400	4,000	388,800	652,200
Total Parcel	0.104	259,400	4,000	388,800	652,200

Source: Market Adj Cost | Total Value per SQ unit /Card: 307.64 /Parcel: 307.64

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct 120602
GIS Ref
GIS Ref
Insp Date 07/24/18

!13988!

PREVIOUS ASSESSMENT

Parcel ID 178.0-0005-0006.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	259,400	4000	4,514.	388,800	652,200		Year end	12/23/2021
2021	101	FV	251,300	4000	4,514.	388,800	644,100		Year End Roll	12/10/2020
2020	101	FV	251,400	4000	4,514.	388,800	644,200	644,200	Year End Roll	12/18/2019
2019	101	FV	198,000	4000	4,514.	388,800	590,800	590,800	Year End Roll	1/3/2019
2018	101	FV	198,000	3400	4,514.	327,700	529,100	529,100	Year End Roll	12/20/2017
2017	101	FV	198,000	3400	4,514.	299,900	501,300	501,300	Year End Roll	1/3/2017
2016	101	FV	198,000	3400	4,514.	255,500	456,900	456,900	Year End	1/4/2016
2015	101	FV	193,000	3400	4,514.	222,200	418,600	418,600	Year End Roll	12/11/2014

PRINT

Date	Time
12/30/21	18:07:09

LAST REV

Date	Time
08/28/18	14:48:05
apro	

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 13988

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
TIGHE JOSEPH E	68993-323		3/10/2017	Convenience	1	No	No		
	11880-462		8/26/1970		23,200	No	No		N

USER DEFINED

Prior Id # 1:	120602
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment

ACTIVITY INFORMATION

Date	Result	By	Name
7/24/2018	MEAS&NOTICE	CC	Chris C
12/2/2008	Measured	355	PATRIOT
11/13/2000	Hearing Chag	201	PATRIOT
12/23/1999	Mailer Sent		
12/21/1999	Measured	163	PATRIOT
1/1/1989		PM	Peter M

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		4514		Sq. Ft.	Site		0	70.	1.23	7									388,794						388,800	

Total AC/HA:	0.10363	Total SF/SM:	4514	Parcel LUC:	101	One Family	Prime NB Desc	ARLINGTON	Total:	388,794	Spl Credit		Total:	388,800

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	6 - Colonial		
Sty Ht:	2 - 2 Story		
(Liv) Units:	1	Total:	1
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	TAN		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1927	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	5 - Steam		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Average
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV - Average	31.	%
Functional:	B - Bsmt Proble	7.0	%
Economic:			%
Special:			%
Override:			%
	Total:	35.83	%

CALC SUMMARY

Basic $ / SQ:	130.00
Size Adj.:	1.26910377
Const Adj.:	0.98000199
Adj $ / SQ:	161.684
Other Features:	67500
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	404259
Depreciation:	144846
Depreciated Total:	259413

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1								# Units	1	
Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs:	8	BRs:	3	Baths:	1	HB	1				

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

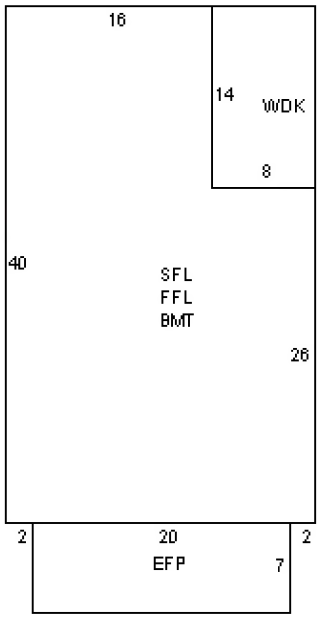
No Unit	RMS	BRS	FL
1	8	3	M
Totals			
1	8	3	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:		Before Depr:	161.68
Special Features:	0	Val/Su Net:	92.78
Final Total:	259400	Val/Su SzAd	152.95

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	848	64.270	54,500
FFL	First Floor	848	161.680	137,108
SFL	Second Floor	848	161.680	137,108
EFP	Enclos Porch	140	45.740	6,403
WDK	Deck	112	14.630	1,639
	Net Sketched Area:	2,796	Total:	336,758
Size Ad	1696	Gross Area	2796	FinArea 2120

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	50		

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 178.0-0005-0006.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	12X18	A	AV	1927	26.57	T	40	101			3,400			3,400
19	Patio	D	Y	1	9X15	A	AV	2000	5.03	T	15.2	101			600			600

More:	N	Total Yard Items:	4,000	Total Special Featues:	Total: 4,000